

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 18, 1972

Application No. 11109 - Thomas Circle Inn, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER - January 4, 1973

ORDERED:

That the application for permission to continue parking lot for five (5) years at No. 10 Thomas Circle, N.W., Lot 833, Square 245, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. Subject property is zoned Special Purpose, and is presently being used as an accessory parking lot.

2. The application herein is being submitted pursuant to Section 4101.4 of the Zoning Regulations which authorizes the Board to permit the continuance of said use subject to conditions specified.

3. Subject property is presently utilized as accessory parking to accommodate the Thomas Circle Inn hotel facility.

4. Subject property is a street level parking lot which has space for approximately 70 automobiles. It is located directly on top of the subterranean parking vault which facilitates 275 autos.

5. The file contains a favorable letter in support of the application. The letter is from Eton Towers Joint Venture of 1239 Vermont Avenue. The Joint Venture relates that the operation of the subject parking lot has not interfered with nor inconvenienced the use of the premises owned by them in any way.

7. No opposition was voiced at the public hearing to the granting of this application.

OPINION:

Applicant herein requests permission to continue a parking lot for the next five (5) years. The parking lot presently services the Thomas Circle Inn located at No. 10 Thomas Circle, N.W.

A letter submitted to the file by the Department of Highways and Traffic offers no objection to the continued use of this lot for five (5) years as requested by the applicant.

This lot has operated uneventfully for the past five years and the record reflects neighborhood support for the lot.

Pursuant to Section 4101.4 the Board is satisfied that adverse effects to adjoining and nearby property because of noise, traffic, or other objectionable conditions are not likely to result.

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

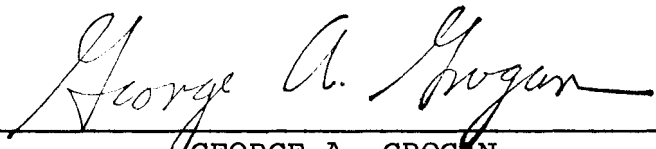
g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By   
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GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS AN APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.